

ASSIGNEE'S SALE

Under and by virtue of the power of sale contained in a certain mortgage dated March 21, 1969 and recorded in Liber 801, folio 281, one of the land records of Frederick County, from Charles D. Bowie, III, Paul L. Brown and William C. Hardy, said mortgage having been duly assigned to the undersigned for the purpose of foreclosure, default having occurred therein and continuing, the undersigned, as assignee of said mortgage, will offered for sale at public auction at the Court House Door in Frederick City, Frederick County, Maryland, on:

TUESDAY, JUNE 8, 1976

AT 11:00 A.M. D.S.T.

all the following described real estate, to wit:

PARCEL NO. 1: All that parcel of land situate, lying and being on the Northeasterly corner of South Market Street and East All Saints Street in Frederick City, Frederick County, Maryland, known as Nos. 72-74-76 South Market Street, have a frontage of 40 feet with a depth of 93 feet which includes the adjoining property on East All Saints Street with a frontage of 29½ feet and a depth of 79 feet.

PARCEL NO. 2: All that lot or parcel of ground situate on the west side of South Market Street, in Frederick City, Frederick County, Maryland, beginning for the same on the west side of said South Market Street at the northeast corner of what was formerly Mathias E. Bartgis lot, and running thence by and with the west side of South Market Street North 5½° East 32.05 feet to a point in the north side of a brick fence wall; said point being at the end of 9.8 feet on a line drawn North 5½° East from the northeast corner of the brick dwelling now known as No. 69 South Market Street; and running thence by and with the north side of said brick fence wall South 89° West 69.1 feet; thence South 83° West 66 feet; thence South 78¾° West 27.7 feet to a point; thence South 13¼° East 9.1 feet to a point; thence South 87° East 157.6 feet to the place of beginning, being now known as No. 69 South Market Street.

PARCELS NO. 1 and 2 being all and the same real estate which was conveyed unto Charles D. Bowie, III, Paul L. Brown, and William C. Hardy by deed from Null, Incorporated, a body corporate, dated March 21, 1969 and recorded in Liber 799, folio 673, one of the land records of Frederick County, Maryland.

Parcel No. 1 on the northeast corner of South Market Street and East All Saints Street is improved with a two-story brick building containing two storerooms which front on South Market Street. The larger storeroom was used as a retail meat and grocery business and the smaller one is being used as a tavern business. There are five apartments on the 2nd floor and there is an oil-fired steam heat system.

Parcel No. 2 on the west side of South Market Street is improved with a brick three-story building. The first floor contains two storerooms. The second floor contains two apartments and the third floor contains two apartments. There is an oil-fired central heating system.

TOGETHER WITH the improvements thereon and all rights, ways, easements and appurtenances thereunto belonging or in anywise appertaining.

TERMS OF SALE — A deposit of 10 per cent of the purchase price in cash or check acceptable to Assignee will be required of the said purchaser at the time and place of sale and the balance of said purchase price to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement. Taxes and other public charges will be adjusted to the date of sale and all expenses of conveyancing will be paid by the purchaser. Assignee reserves the right to withdraw the herein described property from sale at any time. The above properties will be offered for sale subject to existing tenant's rights, if any.

H. REESE SHOEMAKER, JR.

Assignee

EMMERT R. BOWLUS, Auctioneer
SHOEMAKER & SMITH
Solicitors for Assignee
124 North Court Street
Frederick, Maryland 21701
663-8100

"ACKNOWLEDGEMENT OF PURCHASE #1"

We, the undersigned, hereby agree(s) to have purchased from H. Reese Shoemaker, Jr., Assignee in No. 26,274 Equity in the Circuit Court for Frederick County, the real estate designated as Parcel No. 1 described in the attached advertisement of public sale in accordance with the terms and conditions thereof, at and for the sum of Twenty-eight Thousand Five Hundred Dollars in full (\$28,500.00) of which the sum of Two Thousand Eight Hundred Fifty Dollars (\$2,850.00) is paid simultaneously with the execution hereof.

Dated: June 8, 1976

Richard R. Kline

(SEAL)

Richard R. Kline

Delbert S. Null

(SEAL)

Delbert S. Null

T/A Lincoln Center South

Witness:

Linda Ann Shaff

Linda Ann Shaff

Filed June 10, 1976